

# Holland & Knight

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December 8, 2015

*Via E-mail: [cdominguez@hallandalebeachfl.gov](mailto:cdominguez@hallandalebeachfl.gov)*

City of Hallandale Beach  
Attn: Christy Dominguez  
Planning and Zoning  
400 S. Federal Highway  
Hallandale Beach, FL 33009

Re: Diplomat Golf Course and Tennis Club

Dear Christy:

The Diplomat Golf Course and Tennis Club ("the Diplomat") has been a part of the Hallandale Beach community for over 50 years. In 2000 prior owners endeavored to breathe life into this aging asset by rebuilding the golf course, adding a tennis center, country club, spa and 60 room boutique hotel. Unfortunately, these accessory uses to the principle golf course use were not sustainable and in 2010 the hotel and spa closed and the country club and banquet facilities reduced to only limited service. In August 2014 the Diplomat was acquired by a new entity, Diplomat Golf Course Ventures, LLC which now intends to transform this underutilized asset into a destination resort with residential use to compliment the existing residential fabric of the area.

The proposed development includes:

- 684 condo hotel units (938 keys)
- 250 multifamily residential units
- 4 single family homes
- +/- 13,000 additional square feet of banquet space
- four (4) new swimming pools
- a new tennis center and
- one (1) new restaurant venue.

The new development is concentrated in the central core of the existing Diplomat on a land area comprised of less than 15% of the golf course site— a sea of parking and the old tennis center will become a vibrant core for the resort, with services and facilities to be enjoyed by not just

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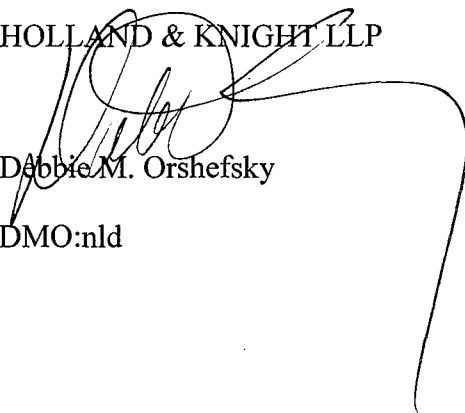
hotel guests, but the Hallandale Beach community. Urban plaza space and pedestrian walkways will create a sense of place that welcomes guests and residents. Parking north of the existing marina will be transformed into 4 new single family homes thus extending the existing land use pattern on the east side of Diplomat Parkway north of the marina. The marina too will be transformed, with the addition of a conveniently located "transit stop" for the Hallandale Beach circulator just north of a new dock master building. The proposed residential tower has been located at the very south end of the site adjacent to the Diplomat Mall which will add to the mixed use character of this portion of Diplomat Parkway.

The proposed new development will allow for further enhancements to the golf course and provide for its long term economic viability and preservation as a green space within the City.

We appreciate the support of the City in these efforts to create a destination resort and new housing opportunities within the City of Hallandale Beach.

Very Truly Yours,

HOLLAND & KNIGHT LLP

  
Debbie M. Orshefsky

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